

Doc. #5244
ADOPTED
✓

MEMORANDUM

OCTOBER 26, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 26 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	3	1	3	
Back Bay	1			
Beacon Hill				
Charlestown	1			
Chinatown				
City Proper				
Dorchester	1	1		1
East Boston	1			1
Fenway				
Government Center				
Hyde Park	2			
Jamaica Plain	2			
Kenmore				
Mattapan	1			
North End				
Roslindale	1			
Roxbury		1		
South Boston	3			
South Cove				
South End	1			
West Roxbury				1

Allston-Brighton

- | | | |
|--------------------------------|----------|--|
| Approval | Z-12936. | 90-92 Empire Street, three-family dwelling. |
| Denial
without
Prejudice | Z-13168. | 598 Cambridge Street, three-family dwelling. |
| Denial
without
Prejudice | Z-13173. | 1795-1799 Commonwealth Avenue, outdoor cafe. |
| Approval | Z-13177. | 556 Cambridge Street, greenhouse. |
| Denial
without
Prejudice | Z-13184. | 14 William Jackson Avenue, lodging house. |
| Denial | Z-13196. | 301-303 Summit Avenue, parking lot. |
| Approval | Z-13351. | 387R Market Street, accessory parking. |

Back Bay

- | | | |
|----------|----------|---|
| Approval | Z-13185. | 314 Commonwealth Avenue, board and care, thirty-five units. |
|----------|----------|---|

Charlestown

- | | | |
|----------|----------|---------------------------|
| Approval | Z-13251. | 20 Tremont Street, fence. |
|----------|----------|---------------------------|

Chinatown

- | | | |
|----------|----------|------------------------------------|
| Deferral | Z-13186. | 5-9 Hudson Street, ten apartments. |
|----------|----------|------------------------------------|

Dorchester

- | | | |
|----------|--------------------|---|
| Denial | Z-13255. | 345A-345 Washington Street, take-out coffee shop. |
| Approval | Z-13212. | 598 Dorchester Avenue, signs. |
| Deferral | Z-13306-
13307. | 571-571R Freeport Street, office building. |

East Boston

- | | | |
|----------|----------|--|
| Approval | Z-12918. | 500-536 Border Street, increase capacity of day care center. |
| Deferral | Z-13220. | 148-150 Meridian Street, cafe, billiard parlor. |

Hyde Park

- | | | |
|----------|----------|--------------------------------------|
| Approval | Z-13263. | 39-41 West Street, ice cream parlor. |
|----------|----------|--------------------------------------|

Approval Z-13503. 39-41 Hale Street, two-family dwelling.

Jamaica Plain

Approval Z-13381. 38-54 Hyde Park Avenue, office, gym structure.

Approval Z-13224-
13226. 29-33 Hayden Street, three-unit dwelling.

Mattapan

Approval Z-13227. 150 Wellington Hill Street, two-family dwelling.

Roslindale

Approval Z-13244. 511 Beech Street, parking of car.

Roxbury

Denial Z-13254. 2-B Wigglesworth Street, ancillary parking.

South Boston

Approval Z-13212. 598 Dorchester Avenue, signs.

Approval Z-13420. 136 O Street, two-family dwelling.

Approval Z-13114. 2-8 K Street Place, three apartments.

South End

Approval Z-13245. 456 Shawmut Avenue, two-family dwelling.

West Roxbury

Deferral Z-13229. 1 Eagle Street, home catering service.

BOARD OF APPEAL REFERRALS

OCTOBER 26, 1989

Hearing

- | | | |
|------------------|----------|--|
| 1. Z-12918 | 11/21/89 | East Boston Shore Plaza Associates
500-536 Border St, East Boston |
| 2. Z-12936 | 10/31/89 | So Yip Chor
90-92 Empire St, Brighton |
| 3. Z-13114 | 10/31/89 | Stephen Joyce & Michael Hume
2-8 K Street Place, South Boston |
| 4. Z-13168 | 10/31/89 | Peter Diakos
598 Cambridge St, Allston |
| 5. Z-13173 | 10/31/89 | Michael Stinebiser
1795-1799 Commonwealth Ave, Brighton |
| 6. Z-13177 | 10/31/89 | Joan Schneider
556 Cambridge St, Brighton |
| 7. Z-13184 | 10/31/89 | Greenery Rihab Group
14 William Jackson Ave, Brighton |
| 8. Z-13185 | 10/31/89 | Back Bay Board & Care
314 Commonwealth Ave, Boston |
| 9. Z-13186 | 10/31/89 | 7 Hudson Limited Partnership
5-9 Hudson St, Boston |
| 10. Z-13196 | 11/14/89 | Linda Chancler
301-303 Summit Ave, Brighton |
| 11. Z-13212 | 11/14/89 | Timothy Long
598 Dorchester Ave, South Boston |
| 12. Z-13220 | 11/14/89 | Anthony Oliviero
148-150 Meridian St, East Boston |
| 13. Z13224-13226 | 11/14/89 | Wade, Sanders, & Williams
29-33 Hayden St, Jamaica Plain |
| 14. Z-13227 | 11/14/89 | Ivory Koskins
150 Wellington Hill St, Mattapan |
| 15. Z-13229 | 11/14/89 | Mary & Richard Dolan
1 Eagle St, West Roxbury |
| 16. Z-13244 | 11/28/89 | V. Serbin N. Kandrор
511 Beech St, Roslindale |

BOARD OF APPEAL REFERRALS

OCTOBER 26, 1989

	<u>Hearing</u>	
17. Z-13245	11/28/89	Larry Braverman 456 Shawmut Ave, Boston
18. Z-13251	11/28/89	Michael McLaughlin 20 Tremont St, Charlestown
19. Z-13254	11/28/89	Francis L. Fabino 2B Wigglesworth St, Roxbury
20. Z-13255	11/28/89	George H. Alexis 345A-345 Washington St, Dorchester
21. Z-13263	12/5/89	Joseph A. Dirago 39-41 West St, Hyde Park
22. Z-13306-13307	11/14/89	J. Frank Driscoll 571-571R Freeport St, Dorchester
23. Z-13351	11/14/89	Boston Carpenters Union 387R Market St, Brighton
24. Z-13381	10/31/89	JWING-MING YANG 38-54 Hyde Park Ave, Jamaica Plain
25. Z-13420	12/5/89	Richard Dahill 136 O St, South Boston
26. Z-13503	11/14/89	William A. Bisceglia Jr. 39-41 Hale St, Hyde Park

Board of Appeal Referrals

10/26/89

Hearing: 11/21/89 Z-12918
East Boston Shore Plaza Associates
500-536 Border Street,
East Boston

Site: Seven Story Structure

District(s): Waterfront (W-2)

Purpose: Increase capacity of day care center from 24 to 50 children.

Violation(s): Extension of conditional use.

IPOD

VOTED: In reference to petition Z-12918, East Boston Shore Plaza Associates, 500-536 Border Street, East Boston, for conditional use to increase capacity of day care center from 24 to 50 children in a waterfront (W-2) IPOD, the Boston Redevelopment Authority recommends approval. The site is located in the Eagle Hill Subdistrict as well as in the Chelsea Creek Special Study Area of the East Boston I.P.O.D. In October 1987, the Board of Appeal approved the day care center for 24 children (BZC# 10503). At the time of the appeal the day care center was proposed for some of the complex's commercial space which had been vacant for seven years. Both the Authority and the East Boston P.Z.A.C. voted to approve the project. Since the day care has opened there has been no significant negative impacts on the surrounding area which is characterized by a mix of residential and industrial uses. Proposed increase of capacity is not addressed by the I.P.O.D. in either the Chelsea Creek Special Study Area or Eagle Hill Subdistrict Goals and Objectives. Increase does not significantly impact the area. The East Boston P.Z.A.C. voted to approve the current proposal at its October 11th meeting.



Z-12918

500-536 BORDER STREET EAST BOSTON

Board of Appeal Referrals

10/26/89

2

Hearing: 10/31/89 Z-12936
So Yip Chor
90-92 Empire Street
Brighton

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
off street parking.

Excessive building height.

VOTED: In reference to petition Z-12936, So Yip Chor,
90-92 Empire Street, Brighton, for forbidden use
and six variances for change of occupancy from
two- to three-family dwelling in a residential
(R-.5) Interim Planning Overlay District, the
Boston Redevelopment Authority recommends approval
with proviso that plans be submitted to the
Authority for design review approval. Appellant
should consider eliminating a bedroom in the
three-bedroom unit to avoid overcrowding in the
apartment. Property is located in a densely
developed area of two, three and four family
dwellings, and proposed change of occupancy would
not create a precedent or be out of character
with existing development patterns. PZAC took
no position; Allston Civic Association recommended
approval.



Z-12936

90-92 EMPIRE STREET BRIGHTON

Board of Appeal Referrals

10/26/89

Hearing: 10/31/89 Z-13114
Stephen Joyce & Michael Hume
2-8 K Street Place
South Boston

Site: 3,760 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four-apartment townhouse structure.

Violation(s): Insufficient lot area, open space, front yard
and corner traffic visibility.

Excessive floor area ratio.

In reference to petition(s) Z-13114, Stephen Joyce & Michael Hume, 2-8 K Street Place, South Boston, for seven variances to erect four-unit townhouse structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with provisos: that only three apartments be allowed; that the basement apartment be eliminated; that plans be submitted to the Authority for design review approval.

On September 14, 1989, the Authority voted to deny without prejudice this application citing concerns of design, density and siting. The Board of Appeal granted the petitioner a deferral for time to respond to these concerns.

Petitioner has successfully resited and redesigned the proposed structure making it more compatible with existing area patterns. Furthermore, the petitioner has agreed to eliminate the basement apartment thereby reducing the total number of units from four to three.

The revised proposal will greatly enhance the area and no negative impacts are anticipated. Neighborhood supports.



2-13114

2-8 K STREET PLACE SOUTH BOSTON

Board of Appeal Referrals

10/26/89

4

Hearing: 10/31/89 Z-13168
Peter Diakos
598 Cambridge Street
Allston

Site: 2½-story structure

District(s): Residential, two family (R-.5)

Purpose: Change occupancy from two to three family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, off street parking.

Excessive floor area ratio, building height.

IPOD

VOTED: In reference to petition Z-13168, Peter Diakos, 598 Cambridge Street, Allston, for forbidden use and eight variances for change of occupancy from two to three family dwelling in a residential (R-.5) IPOD, the Boston Redevelopment Authority recommends denial without prejudice. Proposed basement unit does not appear to have sufficient windows for adequate light and air. Furthermore, plans do not indicate whether unit is more than 50% above grade. Attempts to contact appellant have been unsuccessful. Approval of this apartment would encourage substandard housing in Brighton. PZAC recommends denial.



Z-13168

598 CAMBRIDGE STREET ALLSTON

KENNEDY

MEMORIAL

HOSPITAL

COLON STREET

STREET

Board of Appeal Referrals

10/26/89

Hearing: 10/31/89 Z-13173
Michael Stinbiser
1795-1799 Commonwealth Avenue
Brighton

Site: One-story structure

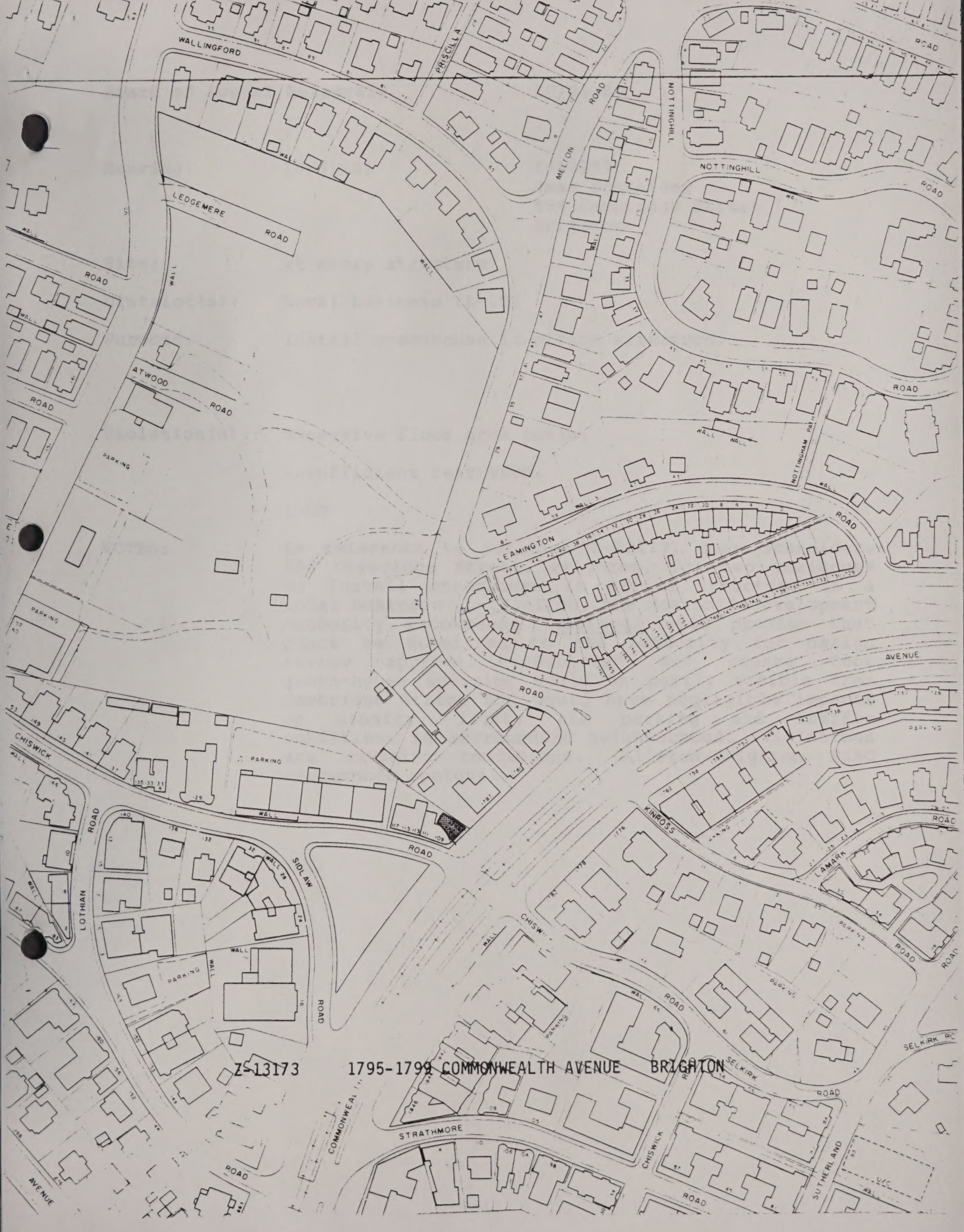
District(s): Local business (L-1)

Purpose: Increase seating capacity (32 seats) of outdoor
cafe.

Violation(s): Insufficient off street parking.

IPOD

In reference to petition Z-13173, Michael Stinebiser, 1795-1799 Commonwealth Avenue, Brighton, for variance to increase seating capacity of outdoor cafe in a local business (L-1) IPOD, the Boston Redevelopment Authority recommends denial without prejudice. Although proposed sidewalk cafe would provide an attractive local benefit in warm weather months, number of tables and chairs proposed is excessive, creating congested conditions at this location. Appellant should consider reducing the number of tables to allow for easier pedestrian flow. Property is located on Commonwealth Avenue, with good access to public transportation. PZAC recommends denial.



Z-13173

1795-1799 COMMONWEALTH AVENUE

BRIGHTON

Board of Appeal Referrals

10/26/89

Hearing: 10/31/89 Z-13177
Joan Schneider
556 Cambridge Street
Brighton

Site: 2½-story structure

District(s): Local business (L-.5)

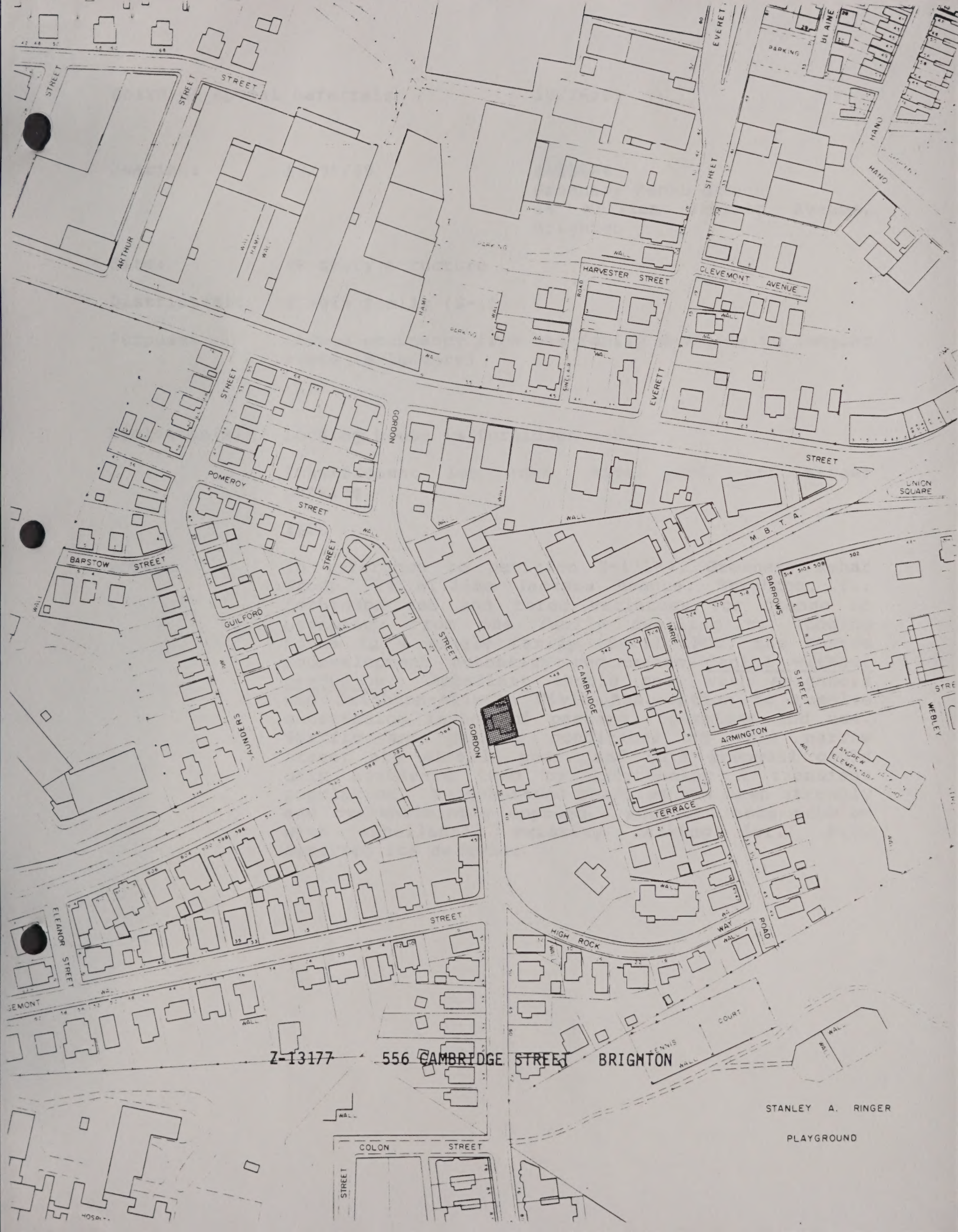
Purpose: Install greenhouse in office structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

IPOD

VOTED: In reference to petition Z-13177, Joan Schneider, 556 Cambridge Street, Brighton, for two variances to install greenhouse in office structure in a local business (L-.5) IPOD, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed 400 square foot green-house addition would be partly visible from Cambridge Street and would have negligible impacts on density, light, air parking and traffic conditions in surrounding neighborhood. Violations are existing conditions. Allston-Brighton PZAC recommends approval.



Z-13177

556 CAMBRIDGE STREET

BRIGHTON

STANLEY A. RINGER

PLAYGROUND

Hearing: 10/31/89 Z-13184
Greenery Rehab Group
14 William Jackson Avenue,
Brighton

Site: 2½-story structure

District(s): Single family (S-.5)

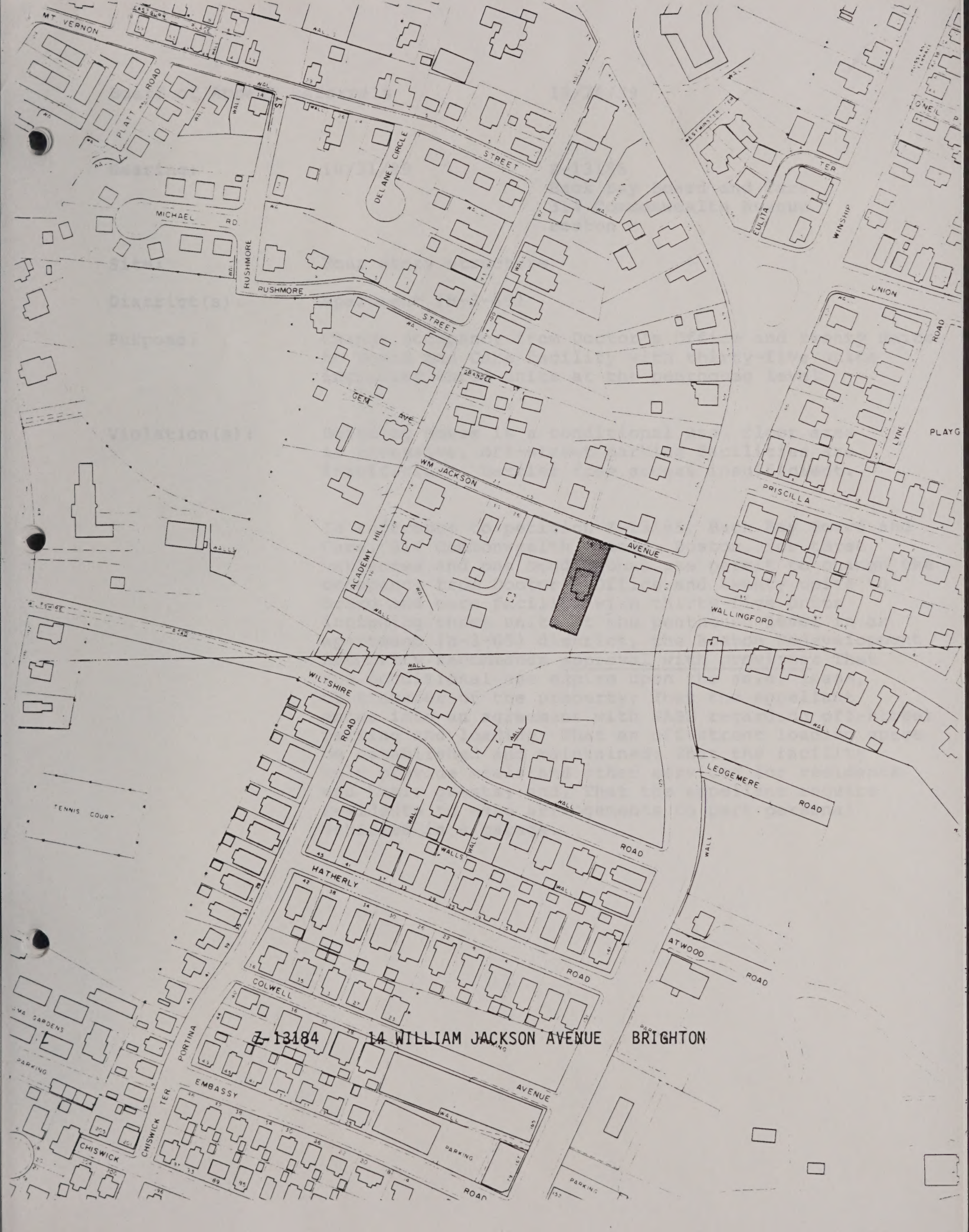
Purpose: Change occupancy from one family dwelling to lodging
house (8 lodgers)

Violation(s): Lodging house is forbidden use.

Insufficient lot area, side yard, off street
parking.

IPOD

VOTED: In reference to petition Z-13184, Greenery Rehab
Group, 14 William Jackson Avenue, Brighton, for
forbidden use and three variances for change of
occupancy from one family dwelling to lodging
house in a single family (S-.5) IPOD, the Boston
Redevelopment Authority recommends denial without
prejudice. Appellant should meet with neighbors
and Brighton-Allston Civic Association to resolve
outstanding issues of parking, operation and use.
Traffic and parking conditions on this narrow
street are already poor, and this proposal could
only aggravate them by introducing a transient
population. Neighborhood reaction has been strongly
and overwhelmingly opposed. Abutters note problem
with appellant's existing parking lot. PZAC
deferred its decision.



7-13184

14 WILLIAM JACKSON AVENUE

BRIGHTON

Hearing: 10/31/89 Z-13185
Back Bay Board and Care
314 Commonwealth Avenue
Boston

Site: Four story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from Doctor's Office and twenty units to Board and Care facility with thirty-five units including three units at the penthouse level

Violation(s): Boarding house is a conditional use, floor area is excessive, off-street parking facilities are insufficient, barrier free access insufficient.

In reference to petition Z-13185, Back Bay Board and Care, 314 Commonwealth Avenue, Boston, for three variances and one conditional use permit to change the occupancy from Doctor's Office and twenty units to Board and care facility with thirty-five units including three units at the penthouse level in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with provisos: That the conditional use expire upon the sale, lease, or transfer of the property; That the appellant enter into an agreement with NABB regarding off-street parking and loading; That an off-street loading space be established and maintained; That the facility only provide meals and other services for residents and their guests; and, That the appellant require residents to make arrangements to park personal vehicles in a garage.



Z-13185

314 COMMONWEALTH AVENUE BOSTON

Board of Appeal Referrals

10/26/89

Hearing: 10/31/89 Z-13186
7 Hudson Limited Partnership
5-9 Hudson Street
Boston

Site: Six story structure

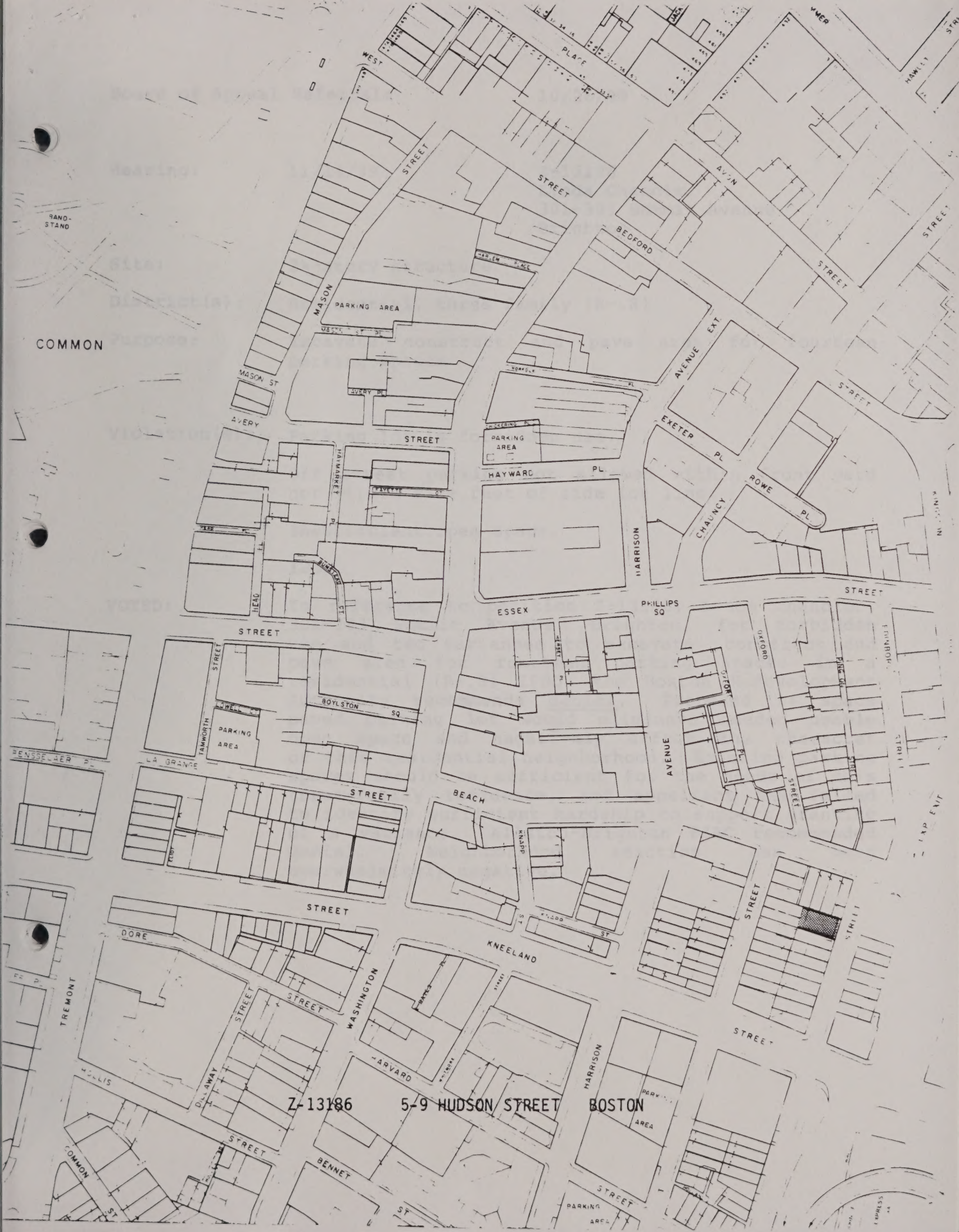
District(s): Manufacturing (M-8)

Purpose: Change occupancy from mercantile and light
manufacturing to ten apartments and two retail
stores.

Violation(s): Insufficient open space.

Barrier free access.

In reference to petition Z- 13186, 7 Hudson Limited Partnership, 5-9 Hudson Street, Boston, for two variances for change of occupancy from mercantile and light manufacturing to ten apartments and two retail stores in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends Deferral. The first floor of the structure has been occupied by two retail uses for over fifteen years with the second through the sixth floor used for warehouse and storage space. The proposal to renovate the second through the sixth floor for ten apartments raises concerns with respect to appropriate density in this highly congested neighborhood. The location of this building within Chinatown Business District Housing Priority Area further heightens the need to fully review the proposed density. Appellant has met with the Authority and City Officials to discuss the proposal. There remain outstanding issues with regard to the density which have yet to be resolved.



COMMON

Z-13186

5-9 HUDSON STREET

BOSTON

Hearing: 11/14/89 Z-13196
Linda Chancler
301-303 Summit Avenue
Brighton

Site: 2½-story structure

District(s): Residential, three family (R-.8)

Purpose: Excavate construct and pave area for fourteen parking spaces

Violation(s): Parking lot is forbidden use.

Off street parking not allowed within front yard nor within five feet of side lot line.

Insufficient open space.

IPOD

VOTED: In reference to petition Z-13196, Linda Chancler, 301-303 Summit Avenue, Brighton, for forbidden use and two variances to excavate, construct and pave area for fourteen parking spaces in a residential (R-.8) IPOD, the Boston Redevelopment Authority recommends denial. Proposed 14 space paved parking lot would eliminate needed usable open space and negatively affect the character of this residential neighborhood. Existing parking spaces should be sufficient for the needs of this three-family residence, and appellant has failed to identify sufficient hardship to support granting of a variance. Allston-Brighton PZAC recommended denial. Neighborhood reaction has been overwhelmingly negative.



Z-13196

301-303 SUMMIT AVENUE

BRIGHTON

Hearing: 11/14/89 Z-13212
Timothy Long
598 Dorchester Avenue
South Boston

Site: 2 story structure

District(s): General business (B-1)

Purpose: Install two signs on office structure.

Violation(s): Signage in general business district.

IPOD

VOTED: In reference to Z-13212, Timothy Long, 598 Dorchester Avenue, South Boston, for conditional use to install two signs on office structure in a general business (B-1) IPOD, the Boston Redevelopment Authority recommends approval only with proviso that plans be submitted to the Authority for design review approval. Signs to be located between the first lintel and second floor sills. All signage lettering on the Prebble Street side shall not exceed twelve (12) inches and will read MR. BUILD (spacing) SYRENA TRAVEL. The signage lettering on the Dorchester Avenue side shall read SYRENA TRAVEL (spacing) MR. BUILD (also not to exceed twelve inches) Mr, Build will be followed by lettering reading LRE Construction/Design, not exceeding six (6) inches in height. PZAC recommended approval with provisos which will be included in the design review process.



ALGER STREET

STREET

DEXTER STREET

MTA STATION

TRANSIT ST

STREET

ANDREW SQUARE

STREET

DORCHESTER

PREBLE

GEN WILLIAM H DEVINE

MOHAWK STREET

ROGERS STREET

WENDELL ST

WARD ST

WENDELL PL

LIBERTY PL

ST MONICA'S CHURCH

STREET

WAY

598 DORCHESTER AVENUE SOUTH BOSTON

GENERAL LAWRENCE

LOGAN

WAY

COL MICHAEL J McDONNELL

WATER
RAILROAD
PULASKI
SKYWAY
EAST EXPRESSWAY

13212

Hearing: 11/14/89 Z-13220
Anthony Oliviero
148-150 Meridian Street
East Boston

Site: 1 story structure

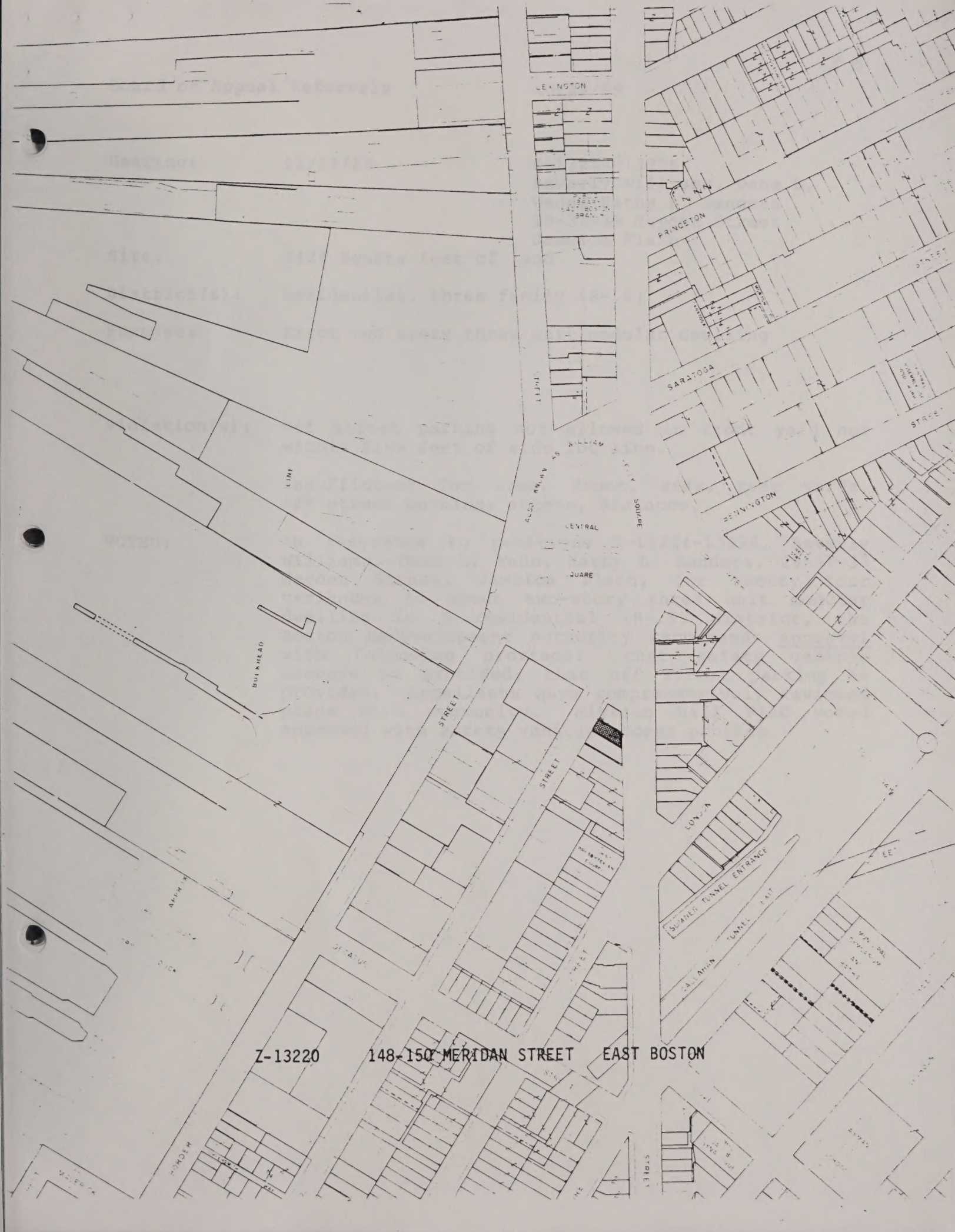
District(s): General business (B-2)

Purpose: Change occupancy from store to cafe and billiard parlor

Violation(s): Barrier free access

IPOD

VOTED: In reference to petition Z-13220, Anthony Oliviero, 148-150 Meridian Street, East Boston, for variance for change of occupancy from store to cafe and billiard parlor in a general business (B-2) IPOD, the Boston Redevelopment Authority recommends deferral. Existing condition. Site is located in the Central Square Neighborhood Business District as well as along the Meridian Street Boulevard Planning District and within the Central Square Subdistrict. This is the first barrier free access case located within a major neighborhood business district. This can be considered a precedent setting case for the P.Z.A.C. which will impact and reflect similar cases requiring barrier free access variances. Due to the overlap of several major I.P.O.D. designations it is important to consider the significance of the precedent set by this case. Appellant was unable to attend the pre-scheduled P.Z.A.C. meeting. The P.Z.A.C. voted to defer the presentation due to the significance of the precedence of the case.



Z-13220

148-150 MERIDAN STREET EAST BOSTON

Hearing: 11/14/89 Z-13224-13226
Beverly Williams, Dana L.
Wade, Kathy L. Sanders
29-31-33 Hayden Street
Jamaica Plain

Site: 8424 Square feet of land

District(s): Residential, three family (R-.8)

Purpose: Erect two story three unit modular dwelling

Violation(s): Off street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, front, side, rear yards,
off street parking, access, distance.

VOTED: In reference to petitions Z-13224-13226, Beverly
Williams, Dana L. Wade, Kathy L. Sanders, 29-31-33
Hayden Street, Jamaica Plain, for twenty four
variances to erect two-story three unit modular
dwelling in a residential (R-.5) district, the
Boston Redevelopment Authority recommends approval
with following provisos: that safety vehicle
asscess be provided; that off street parking be
provided. Appellants have comprehensively reviewed
plans with community. Mission Hill PZAC voted
approval with safety vehicle access proviso.



NEW ENGLAND
BAPTIST HOSPITAL

ROBERT B. BRIGHAM
HOSPITAL

ELLINGWOOD
STREET

STREET

STREET

HAYDEN
STREET

AVENUE

AVENUE

STREET

HEATH
STREET

LAWN ST

STREET

LAWN

HAYDEN
STREET

STREET

STREET

BUCKNAM ST

STREET

STREET

JEFFERSON
SCHOOL

JEFFERSON

PLAYGROUND

STREET

MANSUR

STREET

STREET

SCHILLER

WALDEN

HORAN WAY

STREET

GAY HEAD

STREET

GROTTO GLEN
ROAD

NIRA

ARCOLA

STREET

MINDEN

ROUND HILL

Z-13224-13226

29-31 HAYDEN STREET JAMAICA PLAIN

Hearing: 11/14/89 Z-13227
Ivory & Bertha Hoskins
150 Wellington Hill Street
Mattapan

Site: 6360 Square feet of land

District(s): Residential, two family (R-.5)

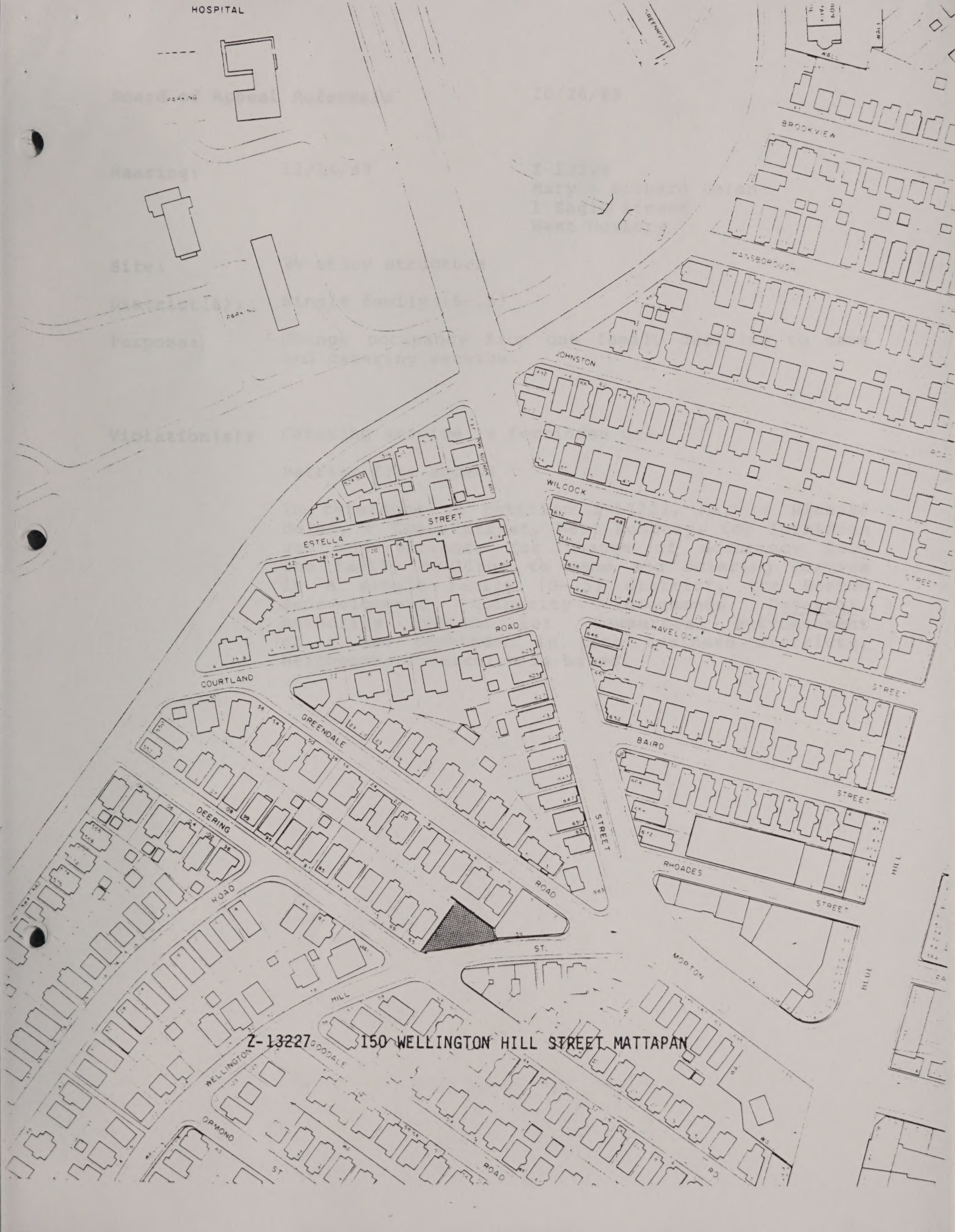
Purpose: Erect two family dwelling

Violation(s): Off street parking not allowed within front yard
nor within five feet of side lot line.

Insufficient lot area, front, rear yards.

VOTED: In reference to petition Z-13227, Ivory & Bertha Hoskins, 150 Wellington Hill Street, Mattapan, for four variance to erect two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that off street parking be relocated from side yard to the rear. Abutters and residents support. Appellant should review plans with Mattapan Civic Improvement Association.

HOSPITAL



Z-13227

150 WELLINGTON HILL STREET MATTAPAN

Board of Appeal Referrals

10/26/89

Hearing: 11/14/89

Z-13229

Mary & Richard Dolan
1 Eagle Street
West Roxbury

Site: 2½-story structure

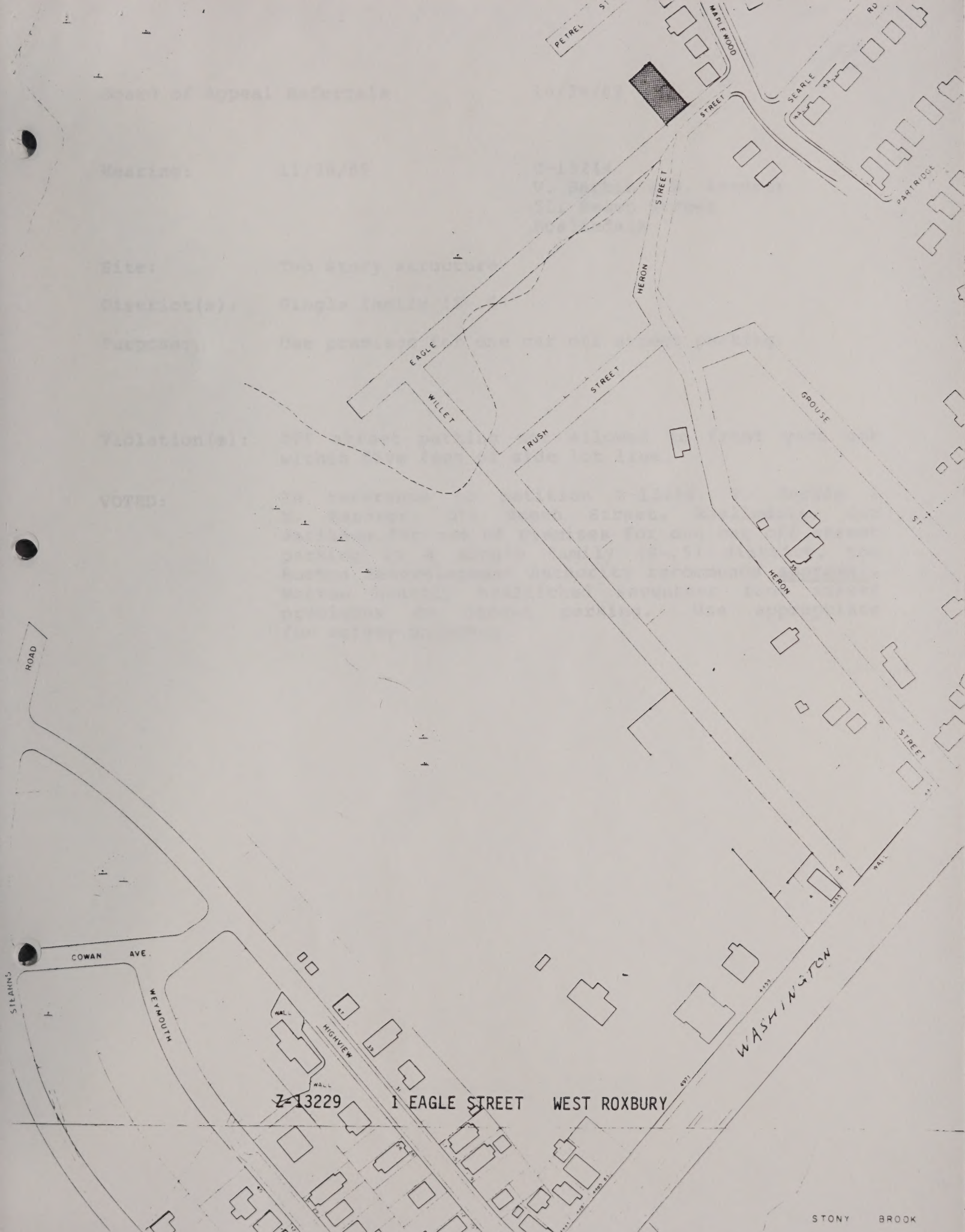
District(s): Single family (S-.5)

Purpose: Change occupancy from one family dwelling to same and catering service.

Violation(s): Catering service is forbidden use.

Barrier free access

In reference to petition Z-13229, Mary & Richard Dolan, 1 Eagle Street, West Roxbury, for forbidden use and variance for change of occupancy from one family dwelling to same and catering service in a single family (S-.5) district, the Boston Redevelopment Authority recommends Deferral. Authority concern is: Commercial encroachment of a use forbidden in both business districts. Neighborhood reaction is mixed.



Board of Appeal Referrals

Case No: 11/18/85

Site: The story structure

Character(s): Single family

Purpose(s): Use of the property

Violation(s): No violation

VOTED: 3-13229

3-13229

1 EAGLE STREET

WEST ROXBURY

Board of Appeal Referrals

10/26/89

16

Hearing: 11/28/89 Z-13244
V. Serbin & N. Kandror
511 Beech Street
Roslindale

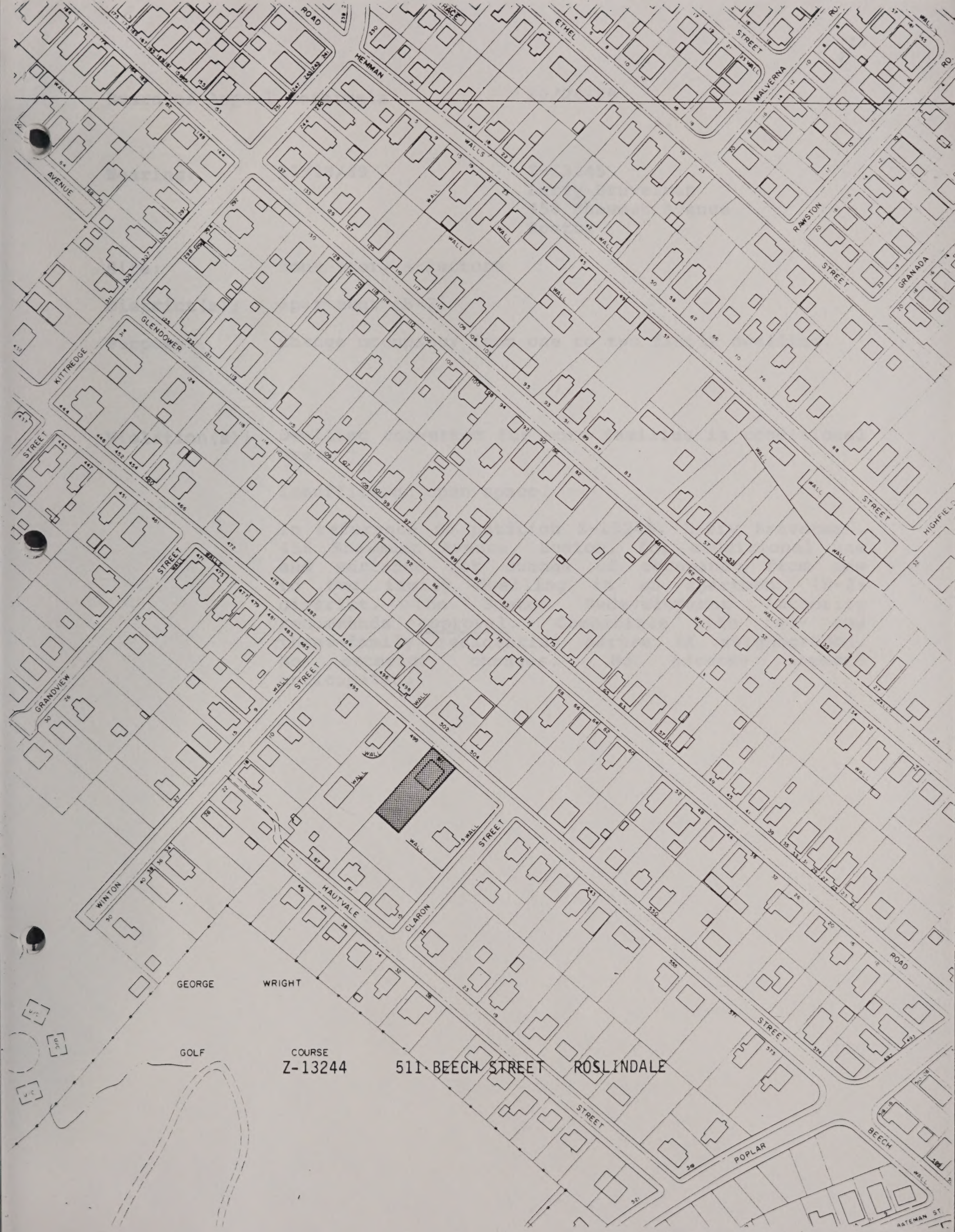
Site: Two story structure

District(s): Single family (S-.5)

Purpose: Use premises for one car off street parking.

Violation(s): Off street parking not allowed in front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-13244, V. Serbin & N. Kandror, 511 Beech Street, Roslindale, for variance for use of premises for one car off street parking in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Narrow heavily trafficked seventeen foot street precludes on street parking. Use appropriate for safety purposes.



COURSE
Z-13244

511 BEECH STREET

ROSLINDALE

Board of Appeal Referrals

10/26/89

Hearing: 11/28/89

Z-13245
Larry Braverman
456 Shawmut Avenue
Boston

Site: Four story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one to two family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

In reference to petition Z-13245, Larry Braverman, 456 Shawmut Avenue, Boston, for conditional use and variance for change of occupancy from one to two family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Compatible with two- and three-family residential nature of neighborhood. No exterior changes. No adverse impacts anticipated.



Z-13245

456 SHAWMUT AVENUE BOSTON

Board of Appeal Referrals

10/26/89

Hearing: 11/28/89 Z-13251
Michael E. McLaughlin
20 Tremont Street
Charlestown

Site: Two story structure

District(s): Apartment (H-1)

Purpose: Erect fence.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13251, Michael E. McLaughlin, 20 Tremont Street, Charlestown, for variance to erect fence in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Rear yard fence will tend to improve appearance of the area. No apparent opposition.



Hearing: 11/28/89 Z-13254
Francis L. & Marie L. Fabiano
2B Wigglesworth Street
Roxbury

Site: Vacant land

District(s): Local business (L-2)

Purpose: Use premises for parking of six cars.

Violation(s): Ancillary parking is conditional use.

VOTED: In reference to petition Z-13254, Francis L. Marie L. Fabiano, 2B Wigglesworth Street, Roxbury, for conditional use for use of premises for parking of six cars in a local business (L-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant proposes to park eight compact cars in an alley area unsuitable for the use. Site access is a community concern and neighbors are opposed to it. Mission Hill PZAC voted denial.



7-13254

2B WIGGLESWORTH STREET ROXBURY

Board of Appeal Referrals

10/26/89

Hearing: 11/28/89 Z-13255
George H. Alexis
345A-345 Washington Street
Dorchester

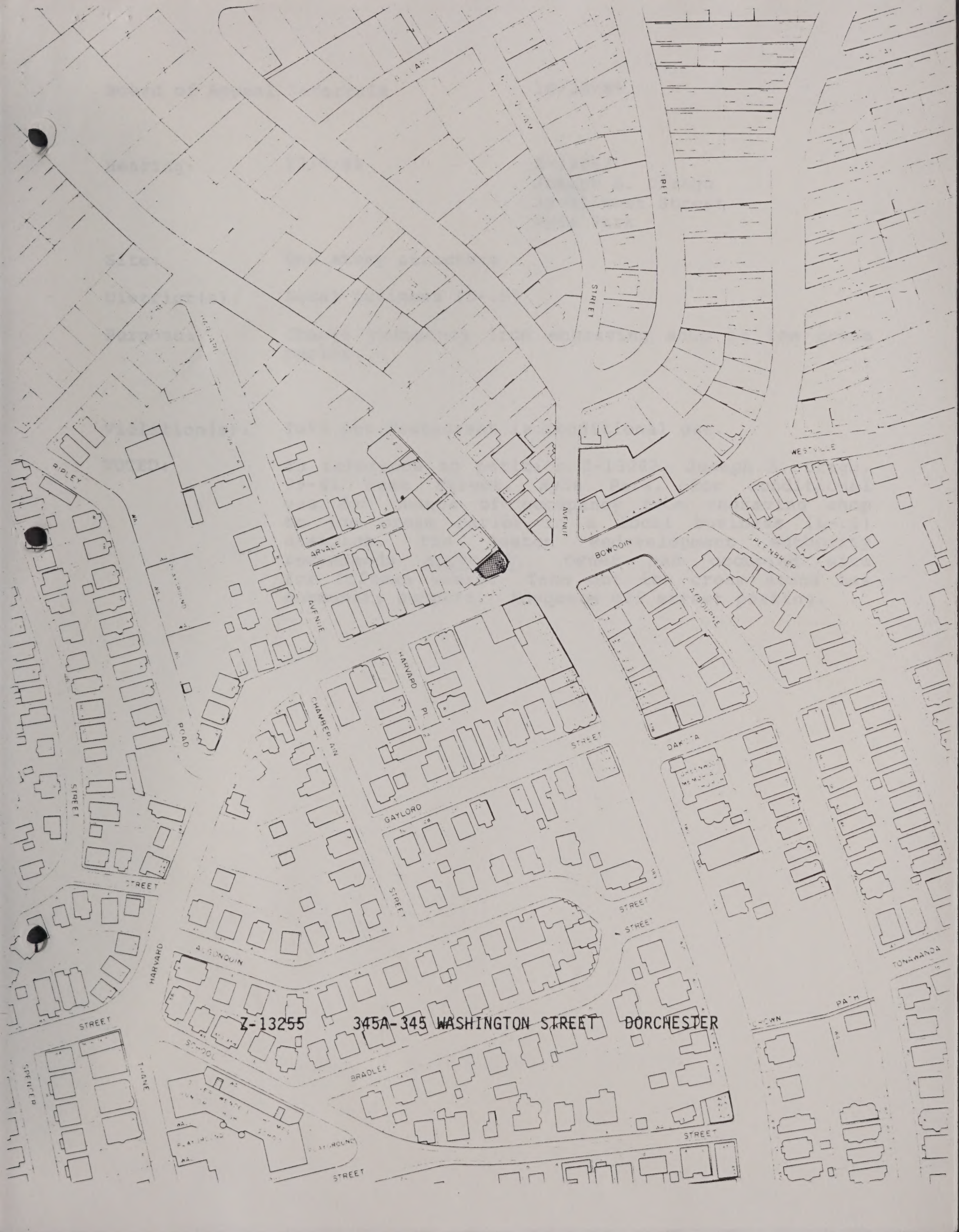
Site: Three story structure

District(s): General business (B-1)

Purpose: Change occupancy from two family dwelling, store,
office to same and take out coffee shop.

Violation(s): Take out restaurant is conditional use.
Barrrier free access.

VOTED: In reference to petition Z-13255, George H. Alexis,
345A-345 Washington Street, Dorchester, for
conditional use and variance for change of occupancy
from two family dwelling, stores, offices to same
and take out coffee shop in a general business
(B-1) district, the Boston Redevelopment Authority
recommends denial. Introduction of take out coffee
shop in neighborhood of Washington Street and
Harvard Avenue will exacerbate existing traffic
problems. Residents strongly oppose further take
out uses in this area.



Z-13255

345A-345 WASHINGTON STREET DORCHESTER

Hearing: 12/5/89 Z-13263
Joseph A. Dirago
39-41 West Street
Hyde Park

Site: One story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from engraving shop to ice cream parlor.

Violation(s): Take out restaurant is conditional use.

VOTED: In reference to petition Z-13263, Joseph A. Drago, 39-41 West Street, Hyde Park, for conditional use for change of occupancy from engraving shop to ice cream parlor in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Owner has occupied site for fifteen years. Take out ice cream stand has community support. Adequate off street parking.

Meeting:

5-1370-1000

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Z-13263

39-41 WEST STREET, HYDE PARK

Hearing: 11/14/89 Z-13306-13307
J. Frank Driscoll
571-571R Freeport Street
Dorchester

Site: 11,600 square feet of land

District(s): Residential, three family (R-.8)

Purpose: Erect three story office building and accessory garage.

Violation(s): Office building is forbidden use.
Accessory garage is conditional use.
Insufficient front, rear yards.

VOTED: In reference to petitions Z-13306-13307, J. Frank Driscoll, 571-571R Freeport Street, Dorchester, for conditional use, forbidden use and three variances to erect three story office building and accessory garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant must meet with Popes Hill Civic Association to address and resolve issues. Prime concern is the creation of a buffer area.



Z-13306-07

571-571 (R) FREEPORT STREET

DORCHESTER

Hearing: 11/14/89 Z-13351
Boston Carpenters Union
387r Market Street
Brighton

Site: Vacant land

District(s): Residential, two family (R-.5) & Local business (L-.5)

Purpose: Use premises for 40 accessory parking spaces.

Violation(s): Accessory parking is conditional use.

Barrier free access.

IPOD

VOTED: In reference to petition Z-13351, Boston Carpenters Union, 387r Market Street, Brighton, for conditional use and variance for use of premises for 40 accessory parking spaces in residential (R-.5) & local business (L-.5) IPOD, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that appellant comply with barrier free access requirements. Proposed accessory parking lot is not inappropriate to the neighborhood business area. Design review should focus on landscaping and buffering between the lot and adjacent residences and Market Street. Allston-Brighton PZAC recommended approval.



MC. KINNEY
PLAYGROUND

Z-13351

387R MARKET STREET

BRIGHTON

Hearing: 10/31/89 Z-13381
Jwing-Ming Yang
38-54 Hyde Park Avenue
Jamaica Plain

Site: 8097 square feet of land

District(s): General business (B-1)

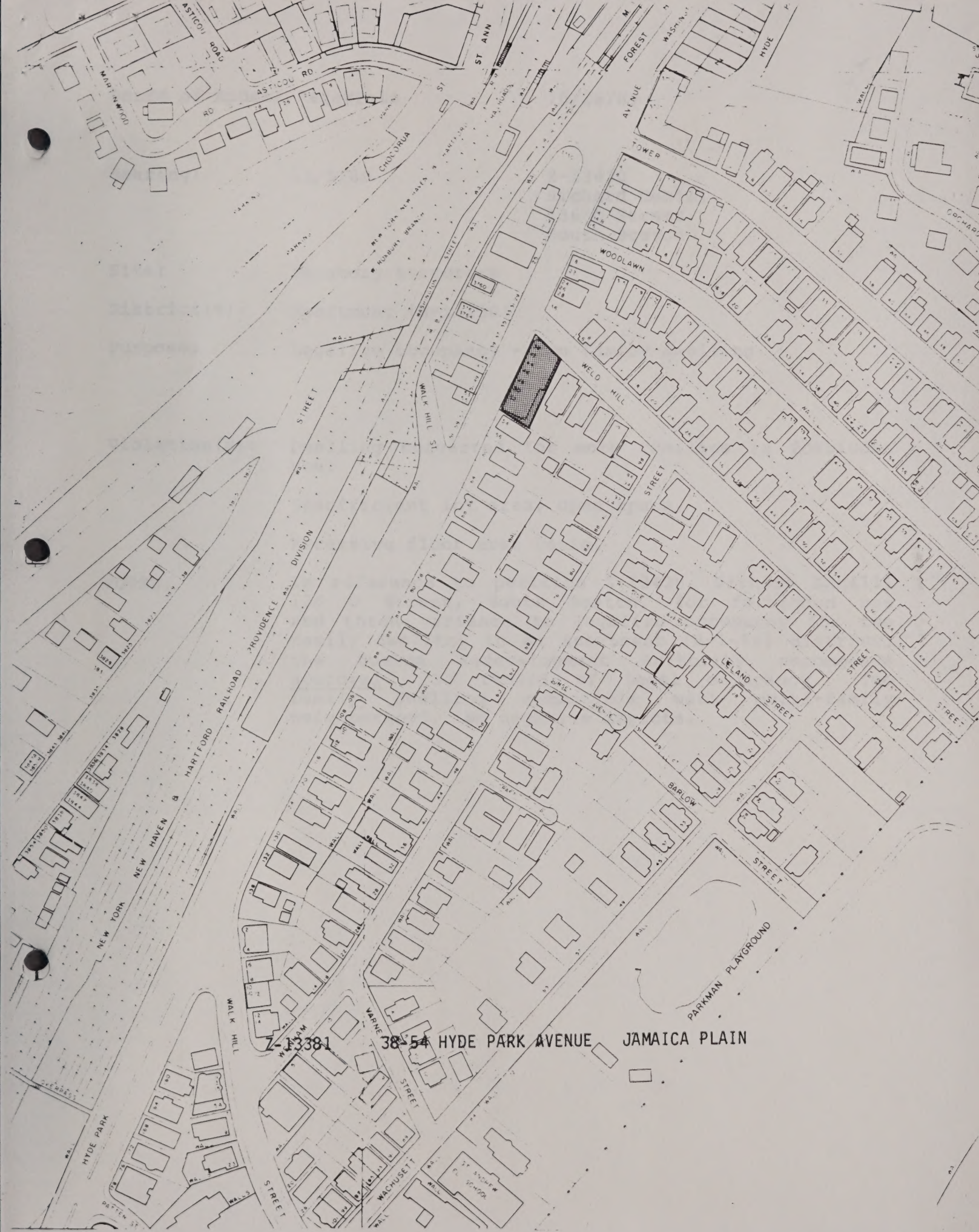
Purpose: Erect one story office, commercial, gymnasium structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard, off street parking, barrier free access.

IPOD

VOTED: In reference to petition Z-13381, Jwing-Ming Yang, 38-54 Hyde Park Avenue, Jamaica Plain, for four variances to erect one story office, commercial, gymnasium structure in a general business (B-1) IPOD, the Boston Redevelopment Authority recommends approval of Phase I and II only with following provisos: that plans be submitted to the Authority for design review approval; that appellant provide barrier free access. Proposed one-story office and retail structure with gymnasium in the basement is compatible in scale and use with the Forest Hills neighborhood business district. Although permit application calls for a three-phase project eventually resulting in a three-story structure, appellant has only presented plans for the first two phases to the community and Authority. Appellant held a neighborhood meeting on September 22, 1989. Jamaica Plain Zoning Committee recommends approval, and no neighborhood opposition has been received.



7-13381 38-54 HYDE PARK AVENUE JAMAICA PLAIN

Board of Appeal Referrals

10/26/89

25

Hearing: 12/5/89 Z-13420
Richard Dahill
136 O Street
South Boston

Site: 2½-story structure

District(s): Apartment (H-1-150)

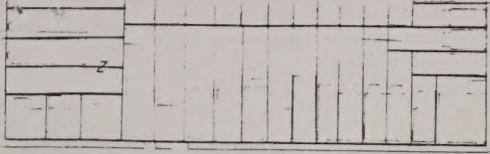
Purpose: Legalize occupancy - two family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

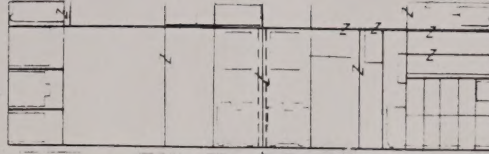
Insufficient lot area, open space.

Excessive floor area ratio.

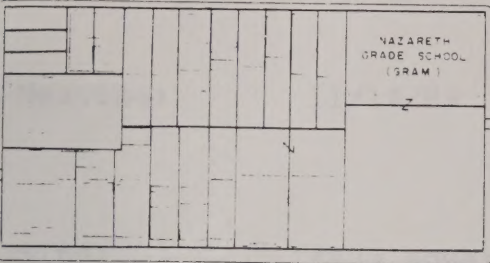
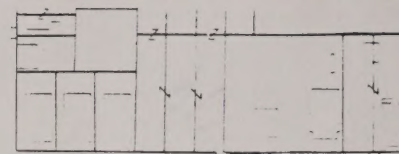
VOTED: In reference to petition Z-13420, Richard Dahill, 136 O Street, South Boston, for forbidden use and three variance to legalize occupancy for two family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two family dwelling compatible with multi-family neighborhood. No negative impacts.



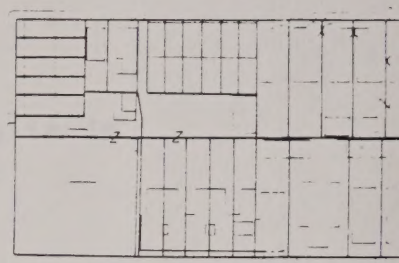
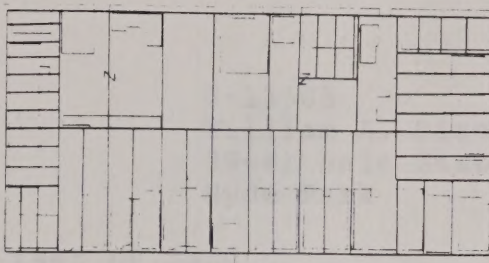
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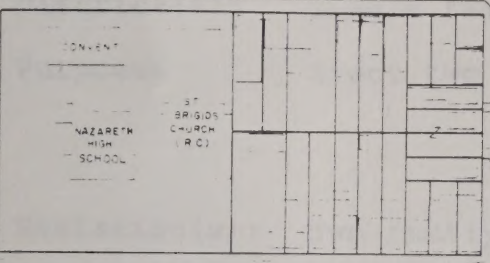
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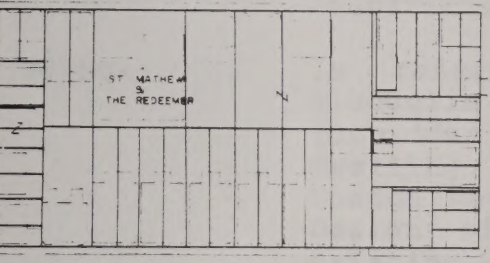
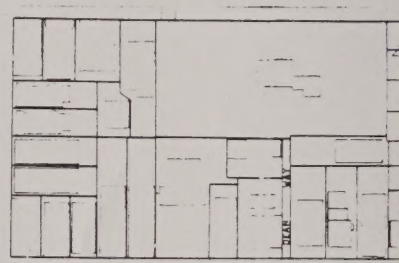
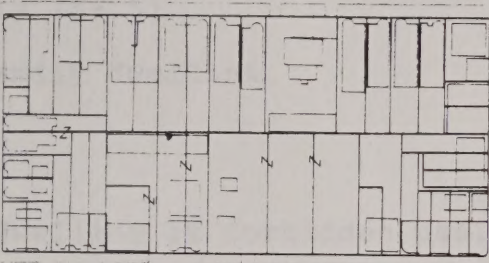
NAZARETH
GRADE SCHOOL
(GRAM)



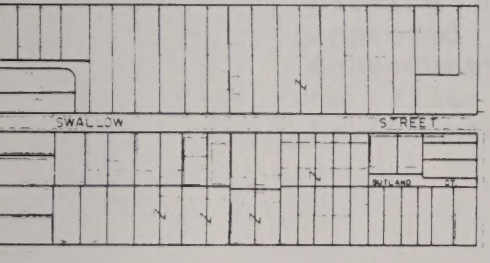
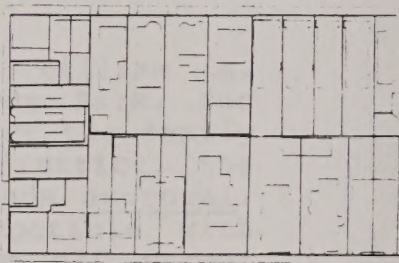
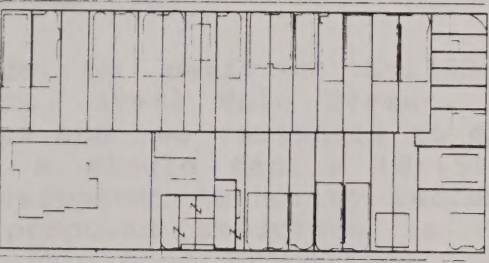
BROADWAY



CONVENT
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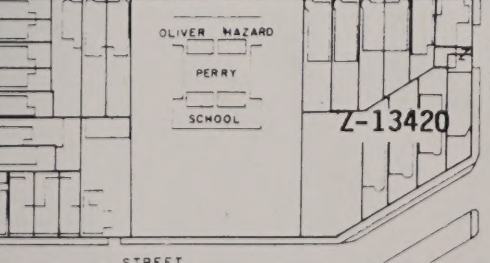
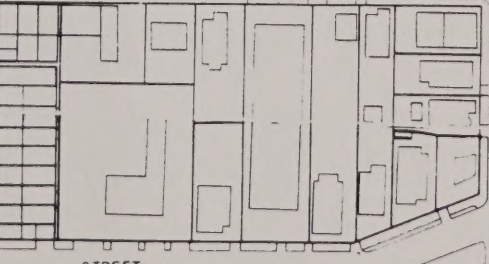
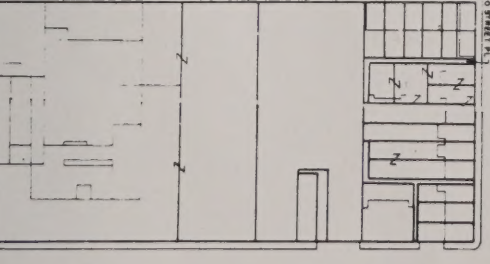
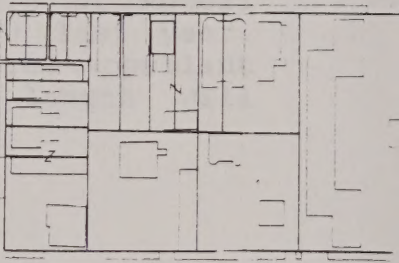
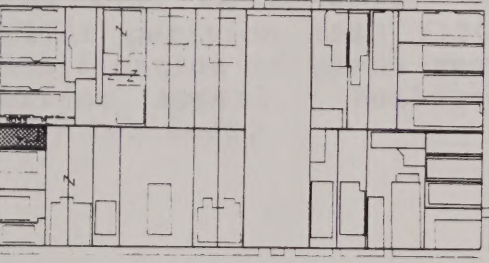


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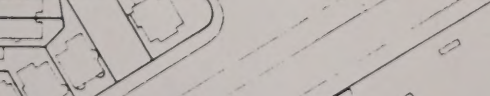
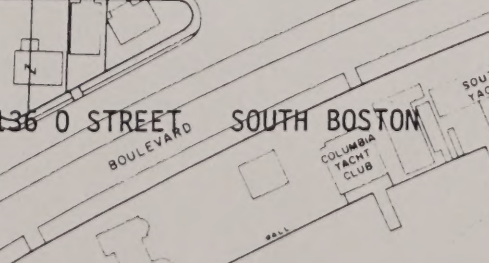
SWALLOW

STREET

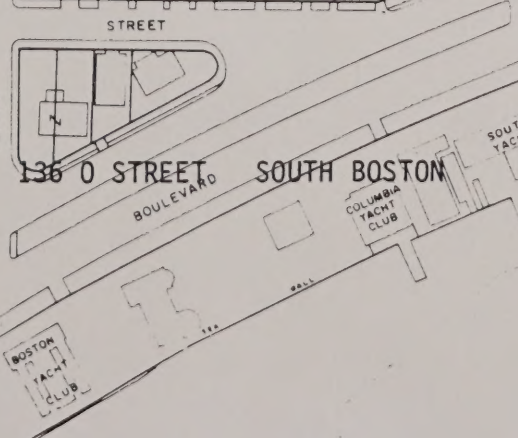
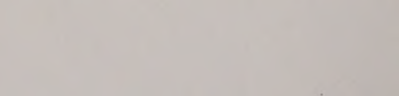
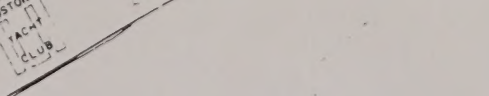


OLIVER NAZARD
PERRY
SCHOOL

Z-13420



STREET



136 O STREET

SOUTH BOSTON

BOULEVARD

SOUTH YACHT CLUB

BOSTON CLUB

COLUMBIA YACHT CLUB

BOSTON YACHT CLUB

26

Hearing: 11/14/89 Z-13503
William A. Bisceglia Jr.
39-41 Hale Street
Hyde Park

Site: 5485 square feet of land

District(s): Single family (S-.5)

Purpose: Erect two family dwelling.

Violation(s): Two family dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-13503, William A. Bisceglia Jr., 39-41 Hale Street, Hyde Park, for forbidden use and two variances to erect two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Design of proposed structure is compatible with existing neighborhood properties. Two off street parking spaces will be provided. Board of Appeal approved similar petition (BZC #12077) last year. Subsequent modification of plans required appellant to file current appeal. Building length will be increased by two feet.

WRIGHT

COURSE

39-41 HALE STREET HYDE PARK

